



Land Use Element

Introduction

Discussion: The goals and policies in this element describe where, how and under what circumstances growth should occur within the 20-year timeframe of this Comprehensive Plan.

A. Preferred Development Pattern – Urban Village Strategy

Discussion: The preferred development character is to be achieved by directing future growth to mixed use neighborhoods—designated as “urban villages”—where conditions can best support increased density. Dispersed growth along arterials and in other areas not conducive to pedestrian and transit use and cohesive community development is discouraged. The intent is to accommodate growth by building on successful aspects of the city’s existing urban character, continuing the development of concentrated, pedestrian friendly mixed-use urban villages of varied intensities at appropriate locations throughout the city. The City intends to promote conditions conducive to helping these communities thrive.

In addition to establishing designations for urban villages and defining conditions desired within them, the policies also address conditions outside these areas. Areas outside urban villages may accommodate some growth in a less dense development pattern consisting primarily of single-family neighborhoods, limited multifamily and commercial areas and scattered industrial areas. The strategy of focussing future development in urban village locations affords continued protection to existing single-family areas.

Urban Villages are intended to be a community resource enabling the City to deliver services more equitably, to pursue a development pattern that is more environmentally and economically sound, and to provide a better means of coping with growth and change through collaboration with the community in planning the future for these areas. The urban village strategy is a commitment to a comprehensive approach to planning. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community to achieve mutual benefits.

Goals

- LG1** Maintain and enhance Seattle’s character. Seattle’s character includes large single-family areas of detached houses both inside and outside of urban villages, many thriving multifamily areas, mixed use commercial areas, industrial areas, major institutions and a densely developed downtown with surrounding high density neighborhoods.
- LG2** Respect Seattle’s human scale, history, aesthetics, natural environment, and sense of community identity.
- LG3** Support regional growth management and the countywide centers concept.





- LG4** Promote densities and mixes of uses, especially within urban villages, that support walking and use of public transportation.
- LG5** Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use and cohesive community development.
- LG6** Accommodate planned levels of household and employment growth. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.
- LG7** Accommodate a range of employment activity to ensure employment opportunities for the city's diverse residential population, including maintaining healthy manufacturing and industrial areas.
- LG8** Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.
- LG9** More efficiently use limited land resources.
- LG10** Maximize the benefit of public investment in infrastructure and services.
- LG11** Deliver services more equitably, pursue a development pattern that is more economically sound, and collaborate with the community in planning for the future.
- LG12** Increase public safety by making villages "people places" at all times of the day.
- LG13** Promote physical environments of the highest quality throughout the city, and particularly within urban centers and villages while emphasizing the special identity of each area.
- LG14** Increase opportunities for detached single family dwellings attractive to many residents, including families with children.
- LG15** Encourage development of ground-related housing types including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units and single-family homes.
- LG16** Provide open space to enhance the village environment, to help shape the overall development pattern, and to refine the character of each village.

Policies

- L1** Promote development in urban villages as compact mixed-use neighborhoods.
- L2** Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping urban village, mixed-use communities thrive.





L3 Recognize categories of urban villages, in addition to the urban center and manufacturing/industrial center designations of the Countywide Planning Policies as follows:

1. urban center villages within urban centers
2. hub urban villages
3. residential urban villages

L4 Recognize and promote appropriate mixes of activity and intensities of development within areas accommodating growth and indicate whether residential or employment related activities are to be emphasized according to the intended function of the following urban village designations:

Urban centers, and the urban villages within them, are intended to be the densest areas with the widest range of land uses.

Hub urban villages are also intended to accommodate a broad mix of uses, but at lower densities than center villages, at intensities appropriate to the stage of development of the area.

Residential urban villages are intended for concentrations of low to moderate densities of predominantly residential development with a compatible mix of support services and employment.

L5 Neighborhood anchors are commercial areas outside of urban villages and centers that provide a service and transit focus for surrounding areas

where, overall, existing conditions are intended to be maintained.

L6 Consider suitable for an urban village designation areas where:

1. natural conditions, the existing development pattern, and current zoning are conducive to supporting denser, mixed-use pedestrian environments where public amenities and services can be efficiently and effectively provided. In some instances, the urban village designation is intended to transform automobile-oriented environments into more cohesive, mixed-use pedestrian environments, or within economically distressed communities to focus economic reinvestment to benefit the existing population.
2. access to transportation facilities is good or can be improved,
3. public and private facilities, services and amenities, such as parks, schools, commercial services, and other community services, are available, or can be provided over time and
4. existing public infrastructure has capacity or potential to accommodate growth.

L7 Maintain viable industrial activity and promote industrial development in manufacturing/industrial centers.





- L8** Distinguish between single-family and multifamily residential areas to allow for a variety of residential environments accommodating different types and intensities of development.
- L9** Permit areas outside of urban villages to accommodate some growth in a less dense development pattern consisting primarily of single family neighborhoods, limited multifamily and commercial areas and industrial areas.
- L10** Consider, through neighborhood planning processes, recommendations for the revision of zoning to better reflect community preferences for the development character of an area, provided that consistency between the zoning and this plan is maintained.
- L11** Where appropriate, designate and define the extent of principal commercial streets for new urban villages through a Council-adopted neighborhood plan. Principal commercial streets are those streets in the commercial area of each urban village which are accessible both to automobiles and to transit and which have or are planned to have sufficient quantity and variety of commercial uses, in sufficiently close proximity to provide the opportunity to meet a variety of residential needs and thereby constitute opportunities and incentives to using non-motorized modes of travel for work or shopping trips.
- L12** Preserve developments of historic, architectural or social significance that contribute to the identity of an area.
- L13** Maintain and enhance retail commercial services throughout the city, especially in areas attractive to pedestrians and transit riders, to support concentrations of residential and employment activity, with special emphasis on serving urban villages.





A-1. Categories of Urban Villages

Discussion: In concert with the Urban Center and Manufacturing/Industrial Center designations called for in the Countywide Planning Policies, urban village designations guide actions related to the character and function of other areas within the city to accommodate growth in a manner that supports the Centers growth concept. Furthermore, urban village designations supplement the regional growth concept to make it more applicable to Seattle's more established, densely developed and complex urban environments. Urban village designations provide guidance regarding the intended function, character, intensity, type and degree of growth anticipated for an area.

Goal

LG17 Provide for the intended function, character, amount of growth, intensity of activity, and scale of development appropriate for each urban village neighborhood, consistent with the area's urban village designation.

Policies

LI4 Designations of areas as hub urban villages, residential urban villages and neighborhood anchors, as indicated in Land Use Figure I, shall be consistent with criteria developed to address the following factors:

1. existing zoned capacity;
2. existing and planned density;
3. growth targets;
4. population;

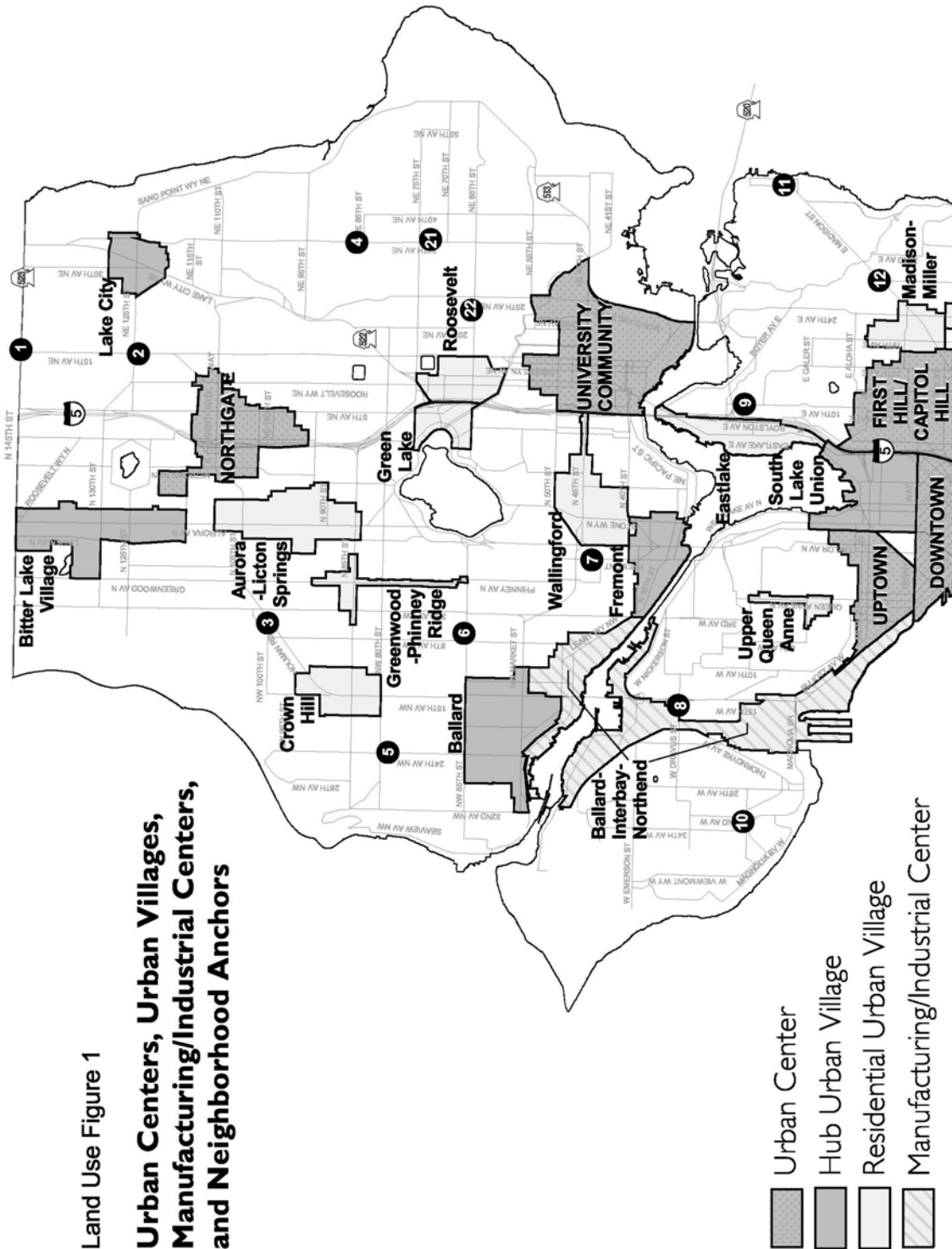
5. amount of neighborhood commercial land;
6. public transportation investments and access; and
7. other characteristics of hub or residential urban villages and neighborhood anchors as provided in this plan, or further refined.

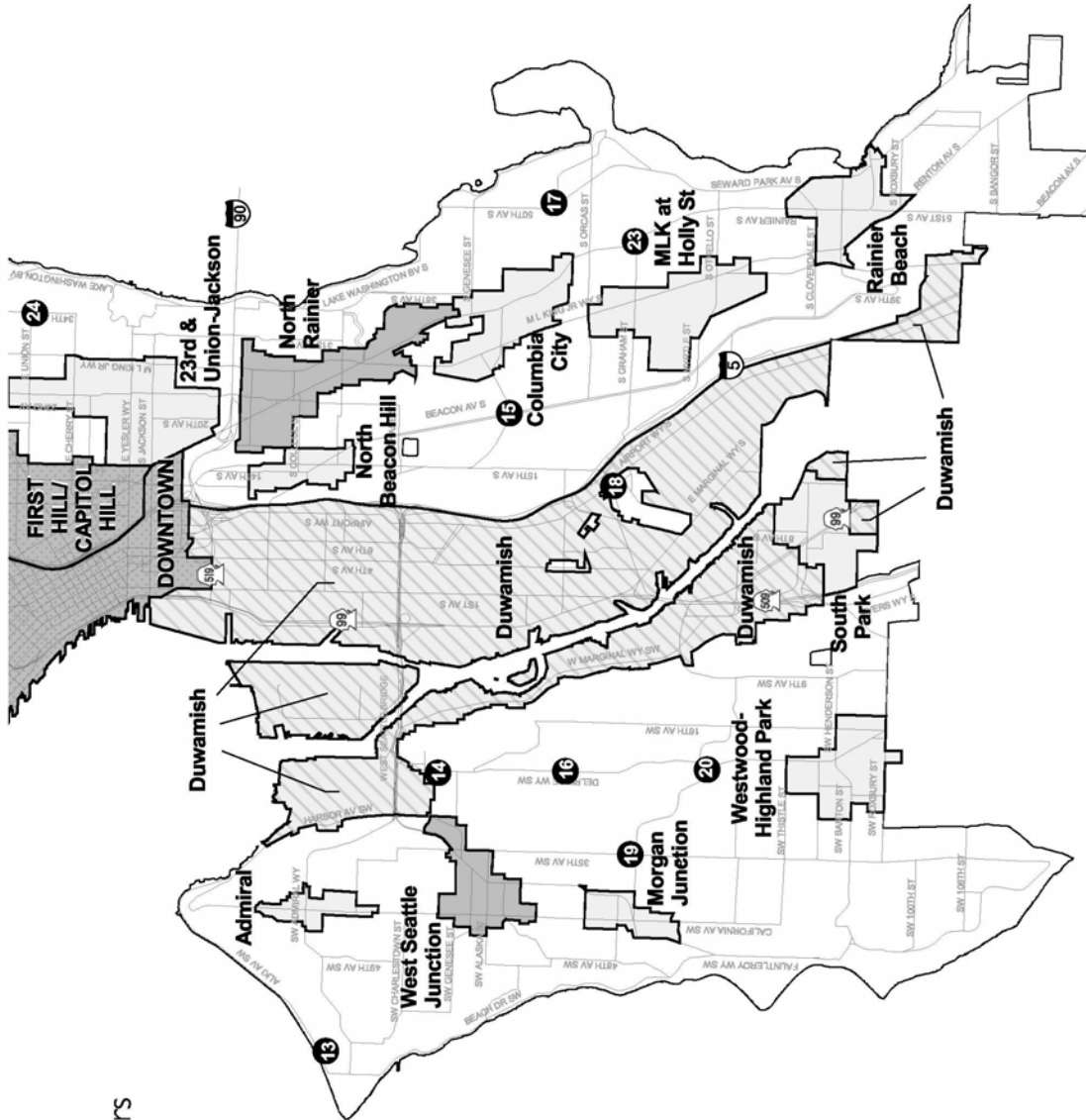
Additional criteria consistent with this plan may be established.

LI5 Consider the following characteristics appropriate to all urban village categories:

1. Zoning sufficient to accommodate the residential and employment growth targets established for that village.
2. The ability to accommodate a range of employment activity compatible with the overall function, character and intensity of development specified for the village.
3. Zoning that provides locations for commercial services convenient to residents and workers, and, depending on the village designation, serving a citywide and regional clientele.
4. Zoning sufficient to allow a diversity of housing to accommodate a broad range of households.
5. Zoning regulations that restrict those public facilities that are incompatible with the type of environment provided for in centers and villages.







24 Neighborhood Anchors

1. 15th Ave NE @ NE 145th St
2. 15th Ave NE @ NE 125th St
3. Holman Rd NW @ NW 100th St
4. 35th Ave NE @ NE 85th St
5. 24th Ave NW @ NW 77th St
6. 6th Ave NW @ NW 65th St
7. Fremont Ave N @ N 43rd St
8. 16th Ave W @ W Dravus St
9. 10th Ave E @ E Miller St
10. 33rd Ave W @ W McGraw St
11. 42nd Ave E @ E Madison St
12. M.L. King Jr Way E @ E Madison St
13. 61st Ave SW @ Alki Ave SW
14. Delridge Way SW @ SW Andover St
15. Beacon Ave S @ S Columbian Way
16. Delridge Way SW @ SW Brandon St
17. 51st Ave S @ S Dawson St
18. Georgetown
19. 35th Ave SW @ SW Morgan St
20. Delridge Way SW @ SW Sylvan Way
21. 35th Ave NE @ NE 75th St
22. Ravenna Ave NE @ NE 65th St
23. Rainier Ave S @ S Graham St
24. 34th Ave E @ E Union St



0 1 2 Miles

2001 City of Seattle

No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.

d:\arcview\lav_projects\compplan\2001\citywide\lucvmtcandir_north.apr & ucvmcandir_south.apr





6. Most future households accommodated in multifamily housing.
7. Additional opportunities for housing in existing single family areas, to the extent provided through neighborhood planning, and within other constraints consistent with this plan.
8. Public facilities and human services that reflect the role of each village category as the focus of housing and employment and as the service center for surrounding areas.
9. Open space.
10. A place, amenities or activities that serve as a community focus.
11. A design review process, supplemented by neighborhood design guidelines.
12. Preservation of development having historic, architectural, or social significance within centers and villages.

L16 Establish goals or planning estimates for the mix of uses, target densities for employment and housing, the scale and intensity of development, and the types of public improvements desired to make each village category function as intended.

L17 Establish clearly defined boundaries for centers and urban villages that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries. Use boundaries to guide development activity, monitor growth and other development conditions, and evaluate

performance towards meeting neighborhood and comprehensive plan goals for services and amenities.

URBAN CENTERS

Goals

LG18 Identify and reinforce concentrations of employment and housing in locations that would support and have direct access to the regional high capacity transit system.

Policies

L18 Establish requirements for urban centers consistent with the Countywide Planning Policies as follows:

1. Area not exceeding one and one-half square miles (960 acres).
2. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries.
3. Accessibility to the existing regional transportation network, with access to the regional high capacity transit system to be provided in the future.





4. Zoning that permits the amount of new development needed to meet the following minimum density targets:

- a. A minimum of 15,000 jobs located within a half mile of a possible future high capacity transit station;
- b. An overall employment density of 50 jobs per acre; and
- c. An overall residential density of 15 households per acre.

L19 Designate the following locations as urban centers as shown in Land Use Figures 1-6 below:

1. Downtown Seattle
2. First Hill/Capitol Hill
3. Uptown Queen Anne
4. University Community
5. Northgate

L20 Designate urban center villages within the larger urban centers where appropriate to acknowledge different neighborhoods. Plan for such villages

within the context of planning for the urban center as a whole.

L21 Designate urban center villages within the Downtown, First Hill/Capitol Hill and University Community urban centers as shown in Land Use Figures 2, 3 and 5. While the Uptown Queen Anne and Northgate centers are presently considered to be too small to be subdivided into center villages, this shall not preclude the designation of urban villages within those urban centers in future neighborhood planning processes. Goals and policies that are applicable to urban center villages are considered also to apply to the Seattle Center and Northgate urban centers.

L22 Provide zoning in urban center villages, in aggregate, to accommodate a broad mix of activity, and the densities of employment and housing necessary to meet, at a minimum, the urban center density standards of the Countywide Planning Policies.

L23 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:



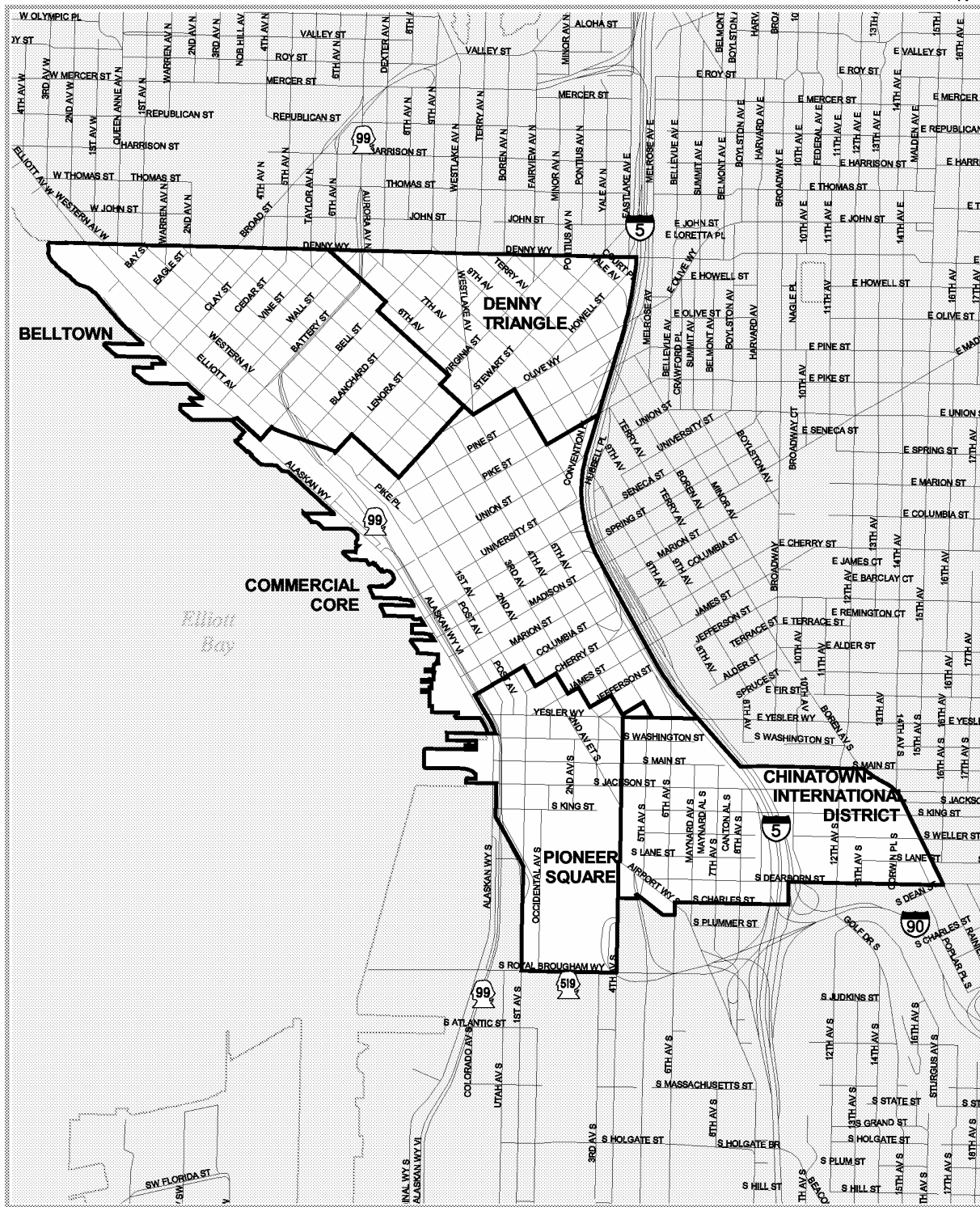


Functional Designation	Urban Center Village
1. Primarily residential.	Belltown Capitol Hill
2. Mixed, with a residential emphasis.	Pike/Pine
3. Mixed residential and employment.	Denny Triangle Pioneer Square Chinatown/International District First Hill 12 th Avenue University District Northwest Ravenna Northgate* Uptown Queen Anne* Denny Triangle
4. Mixed, with an employment emphasis.	Downtown Commercial Core
* These urban centers are not divided into urban center villages.	





Land Use Figure 2
DOWNTOWN
Urban Center



d:\arcview\av_projects\complan\2000\cen\ll\dwtn_1 uc.apr

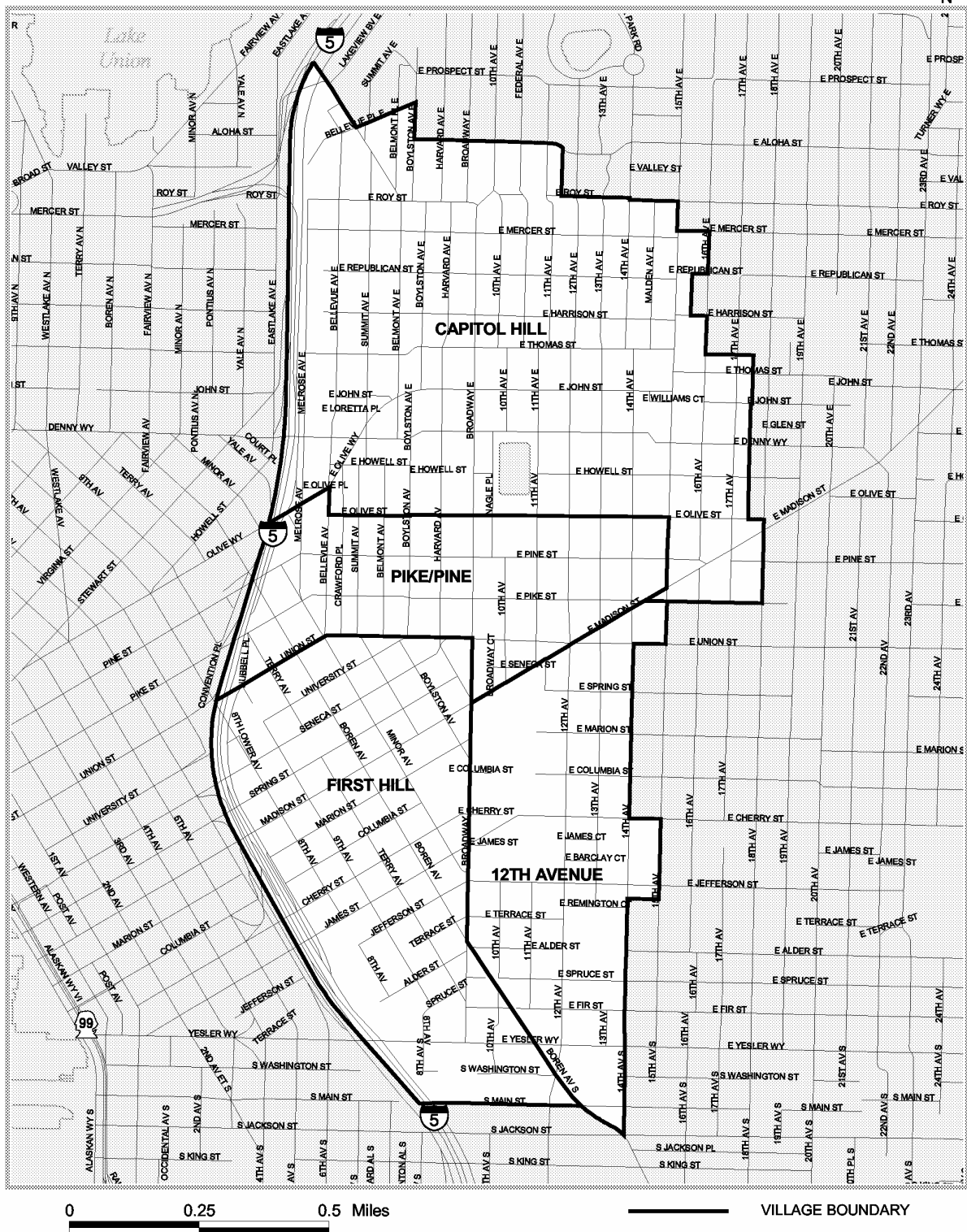
0 0.25 0.5 Miles

VILLAGE BOUNDARY





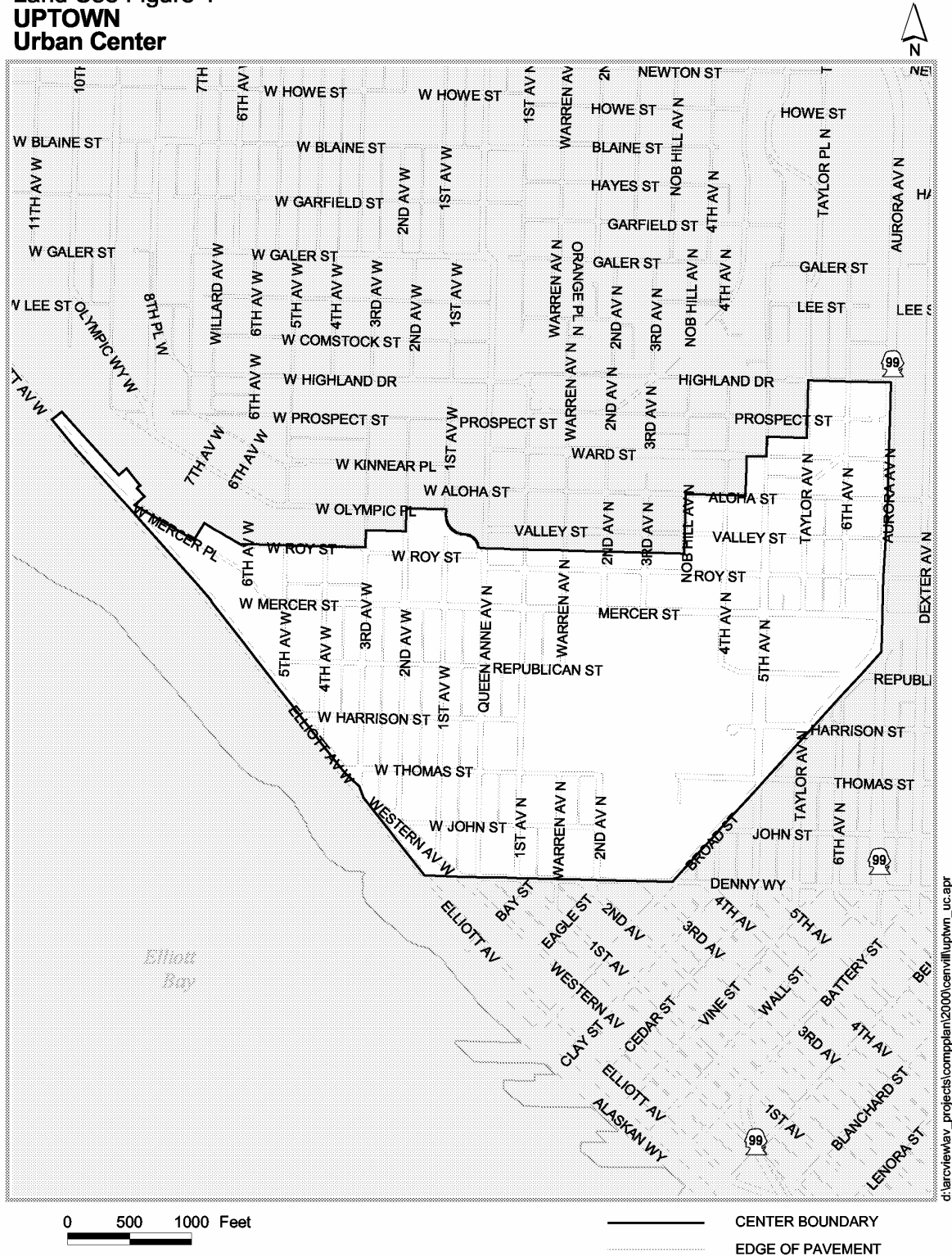
Land Use Figure 3
FIRST HILL/CAPITOL HILL
Urban Center



d:\arcview\map_projects\compplan2000\cenwill1\stop_uc.apr

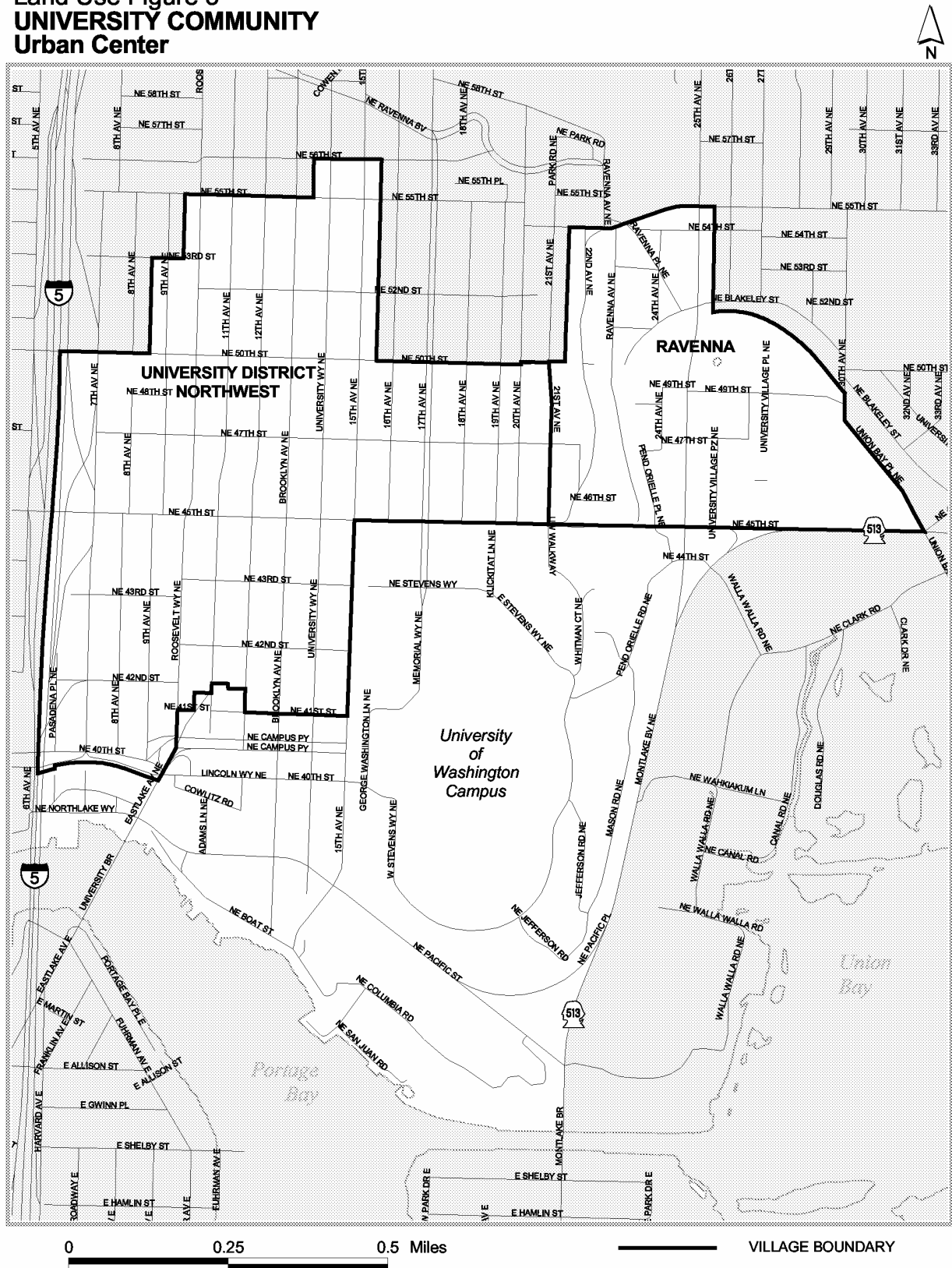


Land Use Figure 4
UPTOWN
Urban Center





Land Use Figure 5
UNIVERSITY COMMUNITY
Urban Center



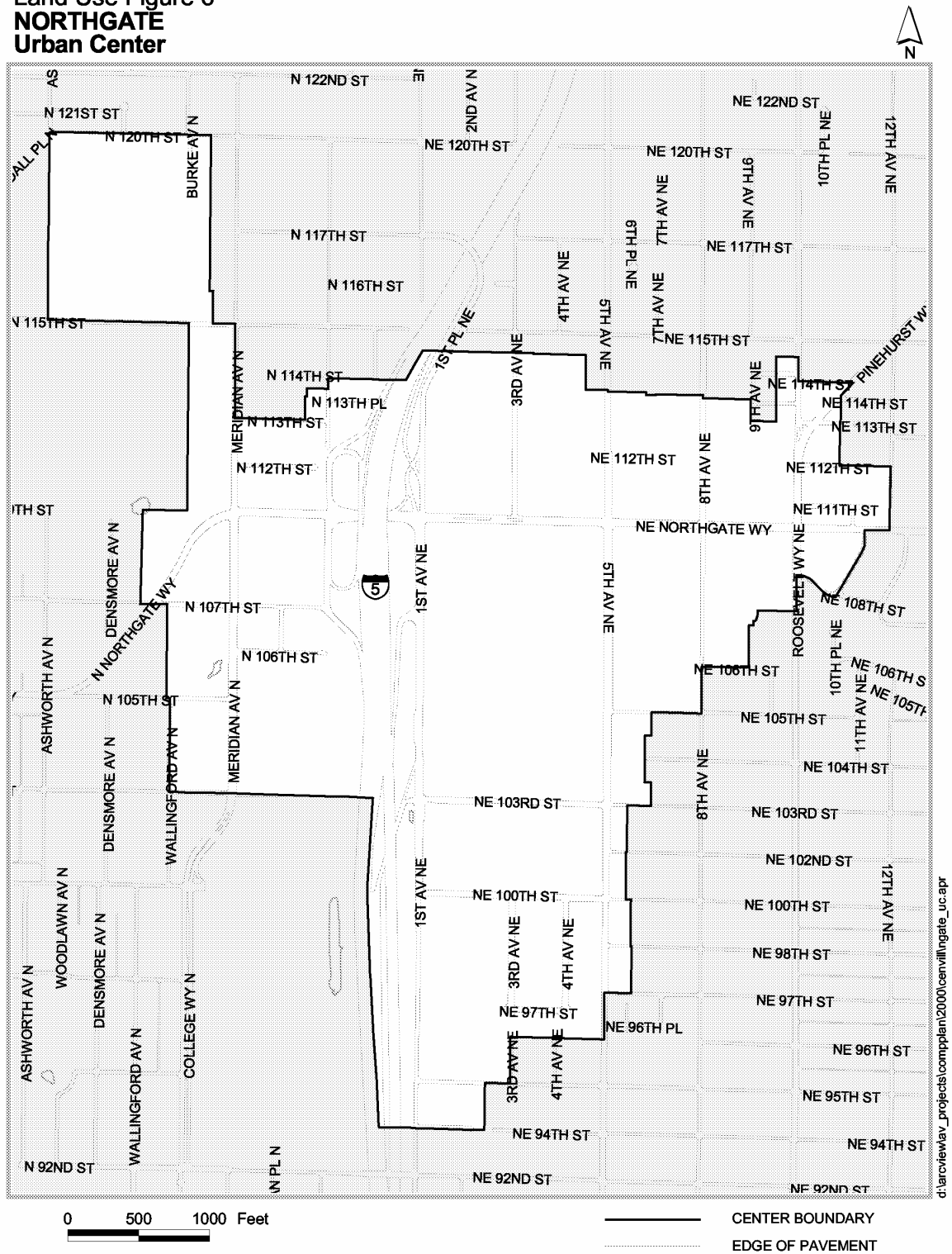
d:\arcview\av_projects\compplan\2000\cenvilludist_uc.apr



Land Use Element
LU - 14



Land Use Figure 6
NORTHGATE
Urban Center



d:\arcview\av_projects\complan\2000\cenrillngate_uc.apr





MANUFACTURING/INDUSTRIAL CENTERS

Goals

LG19 Ensure that adequate accessible industrial land remains available to promote a diversified employment base and sustain Seattle's contribution to regional high-wage job growth.

LG20 Promote the use of industrial land for industrial purposes.

LG21 Encourage economic activity and development in industrial areas by supporting the retention and expansion of existing industrial businesses and providing opportunities for the creation of new businesses consistent with the character of industrial areas.

Policies

L24 Establish manufacturing/industrial centers consistent with the Countywide Planning Policies, as follows:

1. Clearly defined geographic boundaries;
2. Buffers protecting adjacent, less intensive land uses from the impacts associated with the industrial activity in these areas (Such buffers shall be provided generally by maintaining existing buffers, including existing industrial buffer zones);
3. Sufficient zoned capacity to accommodate a minimum of 10,000 jobs;
4. Large, assembled parcels suitable for industrial activity;

5. Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods.

L25 Designate the following locations as manufacturing/industrial centers as shown in Land Use Figure 1:

1. The Ballard Interbay Northend Manufacturing/Industrial Center; and
2. The Duwamish Manufacturing/Industrial Center

L26 Promote manufacturing and industrial employment growth including manufacturing uses, advanced technology industries and a wide range of industrial-related commercial functions, such as warehouse and distribution activities in manufacturing/industrial centers.

L27 Strive to retain and expand existing manufacturing and industrial activity. Particular emphasis shall be given to maintaining land that is uniquely accessible to water, rail and regional highways for continued industrial use.





L28 Limit in industrial/manufacturing areas commercial or residential uses that are unrelated to the industrial function, that occur at intensities posing short- and long-term conflicts for industrial uses, or that threaten to convert significant amounts of industrial land to non-industrial uses. Establish new size of use limits for retail uses in the Industrial Commercial zone. Permit legally established non-industrial uses to continue. Permit legally established non-industrial uses to be expanded within existing structures predominantly dedicated to such uses as of December 31, 1994, and permit limited expansion of such structures.

HUB URBAN VILLAGES

Goals

- LG22** Accommodate concentrations of housing and employment at strategic locations in the transportation system conveniently accessible to the City's residential population, thereby reducing work trip commutes.
- LG23** Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city and the region.
- LG24** Accommodate concentrations of employment and housing at densities that support pedestrian and transit use and increase opportunities within the City for people to live close to where they work.

Policies

- L29** Consider for designation as hub urban villages areas that are generally characterized by the following:
1. Zoning that allows a mix of uses to accommodate concentrations of employment and housing. It may be appropriate to limit the mix of uses in some areas to provide for concentrations of either employment or housing.
 2. Surroundings comprised primarily of residential areas that allow a mix of densities, and non-residential activities that support residential use.
 3. A minimum of one-third of the land area currently zoned to accommodate employment activity and/or mixed-use.
 4. A broad range of housing types and commercial and retail support services either existing or allowed under current zoning to serve a local, citywide or regional market.
 5. A strategic location in relation to both the local and regional transportation network, including:
 - a. a high level of transit service, with the possibility of improved connections to future high capacity transit stations,
 - b. connections to regional transportation facilities,
 - c. routes accommodating goods movement, and





- d. connections to adjacent areas by pedestrian and/or bicycle facilities.
- 6. Open space amenities, including:
 - a. Direct access to either existing or potential public open spaces in the immediate vicinity, and
 - b. Accessibility to major open space resources in the general area via either existing or potential urban trails, boulevards, or other open space links, or anticipated major public investment in open space.
- 7. Opportunities for redevelopment because of a substantial amount of vacant or under-utilized land.

L30 Designate the following-locations as hub urban villages (Land Use Figure 1):

- 1. Lake City
- 2. North Rainier
- 3. Bitter Lake Village
- 4. Ballard
- 5. South Lake Union
- 6. West Seattle Junction
- 7. Fremont

L31 Permit the size of hub urban villages to vary according to local conditions, but limit their size so that most areas within the village are within a walkable distance of employment and service concentrations in the village.

L32 Consider for designation as hub urban villages areas ranging from those able to accommodate growth with minor changes and public investment to those requiring more extensive public investment where the potential exists to achieve desired village conditions through redevelopment over time.

L33 Base growth targets for hub urban villages on accessibility to transit, existing zoning, including capacity for commercial and residential development, existing densities and development conditions, the density goals for hub urban villages, plans for infrastructure and public amenities and services, and the relationship of the villages to the regional transportation network.

RESIDENTIAL URBAN VILLAGES

Goals

LG25 Promote urban villages that function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.

LG26 Allow employment activity to the extent that it does not conflict with the overall residential function and character of the village, provided that a different mix of uses may be established through a neighborhood plan adopted by the City Council.





Policies

- L34** Consider for designation as residential urban villages areas that are generally characterized by the following:
1. The area presently supports, or can accommodate under a current zoning, a concentration and mix of residential development, at 8 to 15 units per gross acre on average, and at a small to moderate scale.
 2. The area is presently on the city's arterial network and is served by a transit route providing direct transit service to at least one center or hub village.
 3. A broad range of retail services to serve the residential population either already exists or can be accommodated in the area at a central location generally accessible on foot.
 4. The area has the opportunity to be connected by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities.
 5. The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.
- L35** Balance objectives for accommodating growth, supporting transit use and walking, maintaining compatibility with existing development conditions, maintaining affordable housing, and responding to market preferences for certain types of housing, through the density and scale of development permitted.

- L36** Designate the following residential urban villages as shown on Land Use Figure 1:
1. Crown Hill
 2. 23rd Avenue S @ S Jackson – Union
 3. Madison-Miller
 4. Wallingford
 5. Eastlake
 6. MLK@Holly Street
 7. South Park
 8. Upper Queen Anne
 9. Roosevelt
 10. Aurora-Licton
 11. Green Lake
 12. Rainier Beach
 13. Morgan Junction
 14. Admiral
 15. North Beacon Hill
 16. Greenwood/Phinney Ridge
 17. Columbia City
 18. Westwood/Highland Park
- L37** Require that a residential urban village surround one or more centers of activity and services.
- L38** Permit the size of residential urban villages to vary according to local conditions, but consider it generally desirable that any location within the village be within easy walking distance of at least one center of activity and services.





- L39** Include among areas considered suitable for designation as residential urban villages those areas that possess the desired characteristics and infrastructure to support a moderately dense residential population and those areas that, while lacking infrastructure or other characteristics of a residential urban village, warrant public investment to address inadequacies in order to promote a transition to a higher density residential neighborhood.
- L40** Base growth targets for residential urban villages on the existence of or plans for infrastructure, public amenities and services necessary to support additional growth, existing zoning including capacity for residential and commercial development, existing residential densities and development conditions, the accessibility of transit and the density goals for residential urban villages.

A-2. Areas Outside of Centers and Urban Villages

Goals

- LG27** Allow limited amounts of development in areas of the city outside centers and urban villages to maintain the general intensity of development that already characterizes these areas and to promote the targeted level of growth in village and center locations.

Policies

- L41** Provide that the area of the city outside centers and urban villages remain primarily as residential and commercial areas with allowable densities similar to existing conditions, or industrial areas, or major institutions.
- L42** Protect single-family areas, both inside and outside of urban villages.
- L43** Allow individual neighborhoods, through the neighborhood planning process, to consider ways of increasing housing opportunities in single-family areas that are brought into an urban village's boundaries and are within easy walking distance (five minutes or five blocks whichever is less) of the designated principal commercial streets of the village, to provide an additional alternative to accommodating residential growth in multifamily and commercial areas. Such consideration shall be subject to further limitations provided in comprehensive plan policies for single-family areas, below, and in the Land Use Code.





L44 Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial and industrial areas located in areas outside of urban centers and villages and direct the greatest share of growth to the village and center locations.

L45 Accommodate growth consistent with adopted master plans of designated major institutions located throughout the city.

NEIGHBORHOOD ANCHORS

Goals

LG28 Provide a service and transit focus for surrounding areas outside centers and urban villages where, overall, existing conditions are intended to be maintained.

Policies

L46 Consider for designation as neighborhood anchors areas that generally have the following characteristics:

1. Areas generally ranging in size from five to 20 acres that include two to three linear blocks of land currently zoned for commercial activity, or a combination of commercial and multifamily use, providing services to surrounding areas.
2. A node of mixed residential and commercial activity is already established, or can be accommodated under current

zoning, within a larger, low density residential area, or within a larger, established multifamily area where conditions make a residential urban village designation inappropriate.

3. The area is directly served by transit with service to a hub urban village or urban center.
4. Existing platting and development conditions around the Neighborhood Anchor enhance opportunities for residential infill compatible with existing development, and may be characterized by:

- a. Blocks platted with alleys.
- b. Existing single-family areas presently characterized by a mix of single-family detached units and other housing types that result in densities higher than current zoning allows.
- c. Substandard lot sizes, allowing for denser infill development, or large parcels that can accommodate cluster development and other forms of compact, lower density residential developments.
- d. Existing development is predominantly multifamily, with scattered sites available for limited infill compatible with existing development.

5. The area is already connected by bicycle and/or pedestrian facilities to adjacent areas, or can be connected through modest extensions of existing facilities.





6. Public facilities and amenities are either adequate to meet the needs of modest residential population increases or will require only limited improvement to meet those needs.

21. 35th Ave. NE @ NE 75th St.
22. Ravenna Ave. NE @ NE 65th St.
23. Rainier Ave. S. @ S. Graham St.
24. 34th Ave. E. @ E. Union St.

L47 Designate the following areas as neighborhood anchor locations as shown on Land Use Figure 1:

1. 15th Ave. NE @ NE 145th St.
2. 15th Ave. NE @ NE 125th St.
3. Holman Rd NW @ NW 100th
4. 35th Ave. NE @ NE 85th St.
5. 24th Ave. NW @ NW 77th St.
6. 6th Ave. NW @ NW 65th St.
7. Fremont Ave. N. @ N 43rd St.
8. 16th Ave. W. @ W. Dravus St.
9. 10th Ave. E @ E. Miller St.
10. 33rd Ave W. @ W. McGraw St.
11. 42nd Ave. E. @ E. Madison St.
12. M.L. King Jr. Way E @ E. Madison St.
13. 61st Ave. SW @ Alki Ave. SW
14. Delridge Way SW @ SW Andover St.
15. Beacon Ave. S. @ S. Columbian Way
16. Delridge Way SW @ SW Brandon St.
17. 51st Ave. S @ S. Dawson St.
18. Georgetown
19. 35th Ave. SW @ SW Morgan St.
20. Delridge Way SW @ SW Sylvan Way





B. Distribution of Growth

Discussion:

Under the urban village strategy, future growth is to be directed primarily to areas designated as Centers and Villages. The greatest share of job growth will be accommodated in Urban Centers – areas that already function as high density, concentrated employment centers with the greatest access to the regional transit network. Growth in industrial sector jobs will continue to be accommodated primarily within the large, lower density Manufacturing/Industrial Centers where this activity is already securely established. Additional job growth will also be distributed to hub urban villages throughout the city to promote additional employment concentrations in areas easily accessible to the surrounding residential population, thereby locating jobs closer to where people live.

The greatest share of residential growth will also be accommodated in Urban Centers, increasing opportunities for people to live close to work. The next most significant share of residential growth will be distributed among the various hub and residential urban villages throughout the city in amounts compatible with the existing development characteristics of individual areas.

Modest growth will also be dispersed, generally at low density, in various areas outside centers and villages.

Goals

- LG29** Promote the distribution of growth within the city to achieve conditions that support more compact and less consumptive, high quality urban living, and to better balance development activity occurring throughout the city.
- LG30** Concentrate a greater share of employment growth at locations more convenient to the city's residential population to promote transit use and reduce the length of work trips.
- LG31** Target Urban Centers to receive the most substantial share of growth consistent with their role in shaping the regional growth pattern.
- LG32** Encourage the additional 50,000 - 60,000 households and 131,400 - 146,600 jobs, the citywide growth targets called for in this plan, to locate in the various areas of the city as shown in Figure 7. Figure 7 indicates the intended distribution of growth over this Plan's 20-year life.

Prior to the adoption of neighborhood plans and the designation of all the urban village boundaries, the proportion of growth that occurs in village areas is likely to be different from the percentages shown in the figure. Projected annual growth is shown in Land Use Appendix F.





Land Use Figure 7 20-YEAR GROWTH GOALS and GENERAL DISTRIBUTION OF GROWTH		
Location	% of Citywide Residential Growth	% of Citywide Employment Growth
In Urban Centers	45% (22,500 - 26,700 households)	65% (85,410-95,500 jobs)
In Manufacturing/Industrial Centers	No housing Goal	10% (13,140-14,660 jobs)
In Hub and Residential Urban Villages	30% (15,000 - 18,000 households)	No Goal for Residential Urban villages; Hub Urban Villages Only: 15% (19,700 - 21,990 jobs)
Remainder of City	25% (12,500 - 15,300 households)	No Specific Goal
Totals	50,000 - 60,000 households	131,400 - 146,600 jobs

LG33 Achieve growth in urban centers sufficient to:

1. Meet the minimum density criteria established for urban centers by the King County Countywide Planning Policies.
2. Meet growth targets contained in existing comprehensive subarea plans, such as the Northgate Area Comprehensive Plan and the Downtown Plan.
3. Recognize existing plans for major projects in specific urban centers that will result in significant increases in jobs and/or housing, such as the plans of major medical and educational institutions.





LG34 Achieve the following 20-year growth targets in Seattle's urban centers:

Urban Center	Residential Growth (approximate households)	Employment Growth (approximate jobs)
1. Downtown: Total	14,700	62,700
2. First Hill/Capitol Hill: Total	5,540	11,700
3. University Community: Total	2,110	8,500
4. Northgate	3,000	9,300
5. Uptown Queen Anne	1,312	3,300

LG35 Achieve the following 20-year employment growth targets in manufacturing/industrial centers:

Manufacturing/Industrial Center	Employment Growth (approximate jobs)
1. Ballard Interbay Northend	3,800
2. Duwamish	10,860

Manufacturing/Industrial Centers are not targeted for additional household growth, because new residential development is generally incompatible with the desired industrial function.)

LG36 Achieve a distribution of growth to each urban village that accomplishes the goals of the urban village strategy, including a recognition of local circumstances, community preferences as expressed in neighborhood plans, and the need for an equitable distribution of growth across the city.

LG37 Accommodate growth in each urban village according to growth targets established through the neighborhood planning process.





Accommodate the following 20-year growth targets in hub urban villages:

Hub Urban Village	Residential Growth (approximate households)	Employment Growth (approximate jobs)
Ballard	1,520	3,700
South Lake Union	1,700	4,500
West Seattle Junction	1,100	2,300
Fremont	750	1,700
Bitter Lake Village	1,260	2,800
Lake City	1,400	2,900
North Rainier	1,200	3,500

Accommodate the following 20-year growth targets in residential urban villages:

Residential Urban Village	Residential Growth (approximate households)
Crown Hill	310
23 rd Ave S. at S. Jackson - Union	900
Madison-Miller	400
Wallingford	200
Eastlake	380
MLK	800
South Park	350
Upper Queen Anne	300
Roosevelt	340
Aurora-Licton	900
Green Lake	400
Rainier Beach	740
Admiral	340
North Beacon Hill	550
Greenwood/Phinney Ridge	350
Morgan Junction	300
Columbia City	740
Westwood/Highland Park	700





LG38 Achieve development within urban villages at a pace appropriate to current conditions in the area.

Policies

L48 Promote the number of additional households and jobs called for by the growth targets within each targeted area, over the 20 year timeframe of this plan, by:

1. Establishing targets that do not exceed 80% of zoned capacity for development, as calculated by the City;
2. Maintaining the 80% capacity margin whenever zoning is modified, in each targeted area; and
3. Making reasonable effort to provide services, facilities, and incentives to accommodate the targeted growth, consistent with the Countywide Planning Policies.

L49 Plan for the higher end of the citywide households and employment growth target ranges, and consider growth at least equal to the lower end to be within plan expectations.

L50 Consider adjusting household targets after the year 2000 census to be consistent with actual household size and expected population growth up to 72,000 people.

L51 Recognize growth targets established for each center and urban village through the neighborhood planning process, and for areas outside of villages as shown in Land Use Figure 7, to guide

the distribution of growth throughout the city.

L52 Monitor development activity annually to identify situations where the rate of growth is different from that anticipated by growth targets, either because:

1. it is occurring too rapidly and may be disruptive; or
2. there is insufficient growth to achieve planned conditions in designated villages.

Establish percentage threshold criteria to identify growth conditions over an extended period of time that are unacceptably at variance with growth targets, which indicate the duration over which such variance need exist before a special review process is triggered. Permit, as part of the development of neighborhood plans for urban centers and urban villages, adjustment of growth monitoring thresholds.

Initiate the special review procedure to determine an appropriate course of action if conditions identified by these threshold criteria are realized. The procedure should include a review process with the affected community, in areas where the rate of growth varies from growth targets by more than established threshold criteria, to determine whether or not City or community action to more effectively achieve growth goals is warranted.



C. The System of Land Use Regulation

C-1. General Area Designations/Future Land Use Map

Goals

- LG39** Use zoning to designate areas within city where various types of land use activities and intensities of development are appropriate and provide for a development pattern consistent with the urban village strategy.

Policies

- L53** Use the Future Land Use Map and the goals and policies included in this plan to identify general locations where broad categories of land uses are preferred. Use the City's Official Land Use Map and rezone criteria included in the Land Use Code to identify the location of specific zones, which implement the goals and policies of this plan.
- L54** Apply either the single-family or multifamily residential area designations to areas intended primarily for residential use, consistent with the type of development desired.
- L55** Allow non-residential uses that are either necessary to the function of residential neighborhoods, are permitted under special circumstances, such as in historic structures, or are highly compatible with residential activity as appropriate to each zone.

SINGLE-FAMILY RESIDENTIAL AREAS

Goals

- LG40** Preserve and protect areas, that are currently in predominantly single-family residential use and are large enough to maintain the sense of a low-density residential environment, as single-family neighborhoods.
- LG41** Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the City. The character of single-family areas includes the use, development and density characteristics.
- LG42** Accommodate diversity in housing opportunities, including low cost subsidized housing, within single-family residential areas.

Policies

- L56** Designate as single-family residential areas those areas that are predominantly developed with single-family structures and are large enough to maintain a low-density development pattern.



- L57** I. Permit upzones of land designated single-family (including the RSL zone) and meeting single-family rezone criteria, only when all of the following conditions are met:
- a. The land is within an urban village boundary that has been provided for in a Neighborhood Plan adopted by the City Council;
 - b. The rezone is provided for in a neighborhood plan adopted by the City Council;
 - c. The site is within a five-minute walk or within five blocks of a designated principal commercial street in the urban village;
 - d. The quantity of such upzones does not exceed on a cumulative basis the quantity of land permitted in Land Use Element Appendix C;
 - e. The rezone is to the RSL, LDT, or LI zone designations; or if the rezone site is contiguous to an urban village commercial area to an NC 30'/LI, or LI/RC designation; or if the rezone is within the areas on Map P-1 of the North Beacon Hill Neighborhood Plan, up to and including NC2/R-40; and
 - f. The rezone procedures are followed.
- B. Outside of urban villages, permit upzones of land designated single-family (including the RSL zone) and meeting single-family rezone criteria, only when all of the following conditions are met:
- a. The rezone is to the LDT zone;
 - b. The rezone is specifically approved in a neighborhood plan adopted by the City Council, that was developed for a planning area that does not contain an urban village, and has been included in a City sponsored neighborhood planning program because of the presence of at least one distressed area; and
 - c. The rezone is within one-quarter mile of a designated neighborhood anchor that meets Land Use Code standards for an underdeveloped commercial area and has a customer base limited by physical barriers.



MULTIFAMILY RESIDENTIAL AREAS

Goals

LG43 Encourage a diversity of multifamily housing types to meet the diverse needs of Seattle's present and future populations.

LG44 Support a residential development pattern consistent with the urban village strategy, by increasing the availability of housing within and/or near employment concentrations and residential services and amenities, and allowing for densities that promote walking and transit use.

Policies

L58 Designate as multifamily residential areas on the attached Future Land Use Map existing areas predominantly occupied by multifamily development, as well as areas where greater residential development is desired to increase housing opportunities and promote development intensities consistent with the urban village strategy.

MIXED-USE COMMERCIAL AREAS

Goals

LG45 Provide for a diversity of uses that contribute to the city's total employment base and provide the services needed by the city's residents and businesses.

LG46 Encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-

serving character of business districts, and the character of surrounding areas.

LG47 Include housing as part of the mix of activities accommodated in commercial areas at intensities compatible with the intended commercial function of different areas.

Policies

L59 Designate as mixed-use commercial areas on the attached Future Land Use Map existing areas that provide locations for accommodating the employment, service, retail and housing needs of Seattle's existing and future population, allowing for a wide range in the character and function of individual areas consistent with the urban village strategy.

INDUSTRIAL AREAS

Goals

LG48 Promote economic development and support growth in the industrial and manufacturing employment base.

LG49 Preserve industrial land for industrial uses and protect viable marine and rail-related industries from uses competing for scarce land resources.

LG50 Subject to regulations for nonconforming uses, allow existing businesses to expand, stabilize existing industrial areas, and encourage the siting of new businesses which are supportive of the goals for industrial areas.



Policies

- L60** Designate industrial areas on the attached Future Land Use Map where:
1. the primary function is industrial activity, including manufacturing uses, advanced technology industries and a wide range of industrial-related commercial functions, such as warehouse and distribution activities.
 2. the basic infrastructure needed to support industrial uses already exists.
 3. areas are large enough to allow the full range of industrial activities to function successfully.
 4. there is either sufficient separation or special conditions that reduce the potential for conflicts with development in adjacent, less-intensive areas.

DOWNTOWN AREAS

Goal

- LG51** Accommodate within downtown areas the broadest mix of activities and greatest intensity of development in the region.

Policies

- L61** Promote the continued economic vitality of the downtown, with particular attention to the retail core, and encouragement of hospitality uses.

C-2. General Provisions for Land Use Code Development

Policies

- L62** Establish rezone evaluation criteria to guide the zoning decisions consistent with Comprehensive Plan goals and policies.
- L63** Generally retain existing density limits for residential and non-residential uses in mixed-use commercial zones in urban villages, and reduce permitted densities of residential and office use outside of urban villages and in urban villages in zones where development standards are conducive to single-occupant-vehicle use.
- L64** Establish building height limits consistent with the goals of the urban village strategy and the type and scale of development intended for each zone classification. When called for by a neighborhood plan adopted by the City Council, zones with height limits different than policy would otherwise allow may be established.
- L65** Permit modification of development standards in environmentally critical areas to help protect those areas.
- L66** Establish standards for screening and landscaping appropriate to each zone to minimize the impact of new development.



L67 Employ a design review process to promote development that;

enhances the character of the City;

respects the surrounding neighborhood context;

allows for diversity and creativity in building design and site planning;

further community design and development objectives; and

allows desired intensities of development to be achieved.

C-3. General Land Use Regulations

SINGLE-FAMILY CLASSIFICATIONS

LG52 Differentiate among single-family areas according to the intensity of single-family development allowed. Allow new development that is generally consistent with the levels of infrastructure development and environmental conditions in each zone.

LG53 Provide single-family housing in close proximity to employment and services available in urban villages.

LG54 Provide flexibility to maintain and improve existing structures.

LG55 Maintain compatibility of the Residential Small Lot zone with single-family development and other adjacent single-family zones.

LOW-DENSITY SINGLE-FAMILY ZONES

Goal

LG56 Protect areas which are currently in predominantly single-family residential use in areas of the lowest intensity of development, such as environmentally critical areas.

Policies

L68 Include among low density single-family zones the Single-Family 9600 and Single-Family 7200 zones.



HIGH-DENSITY SINGLE-FAMILY AREAS

Goal

LG57 Use the Single-family 5000 zone to protect areas which are predominantly in single-family residential use from incompatible uses.

LG58 Use the Residential Small Lot zone to provide opportunities within urban villages for developing homes on small lots that may be attractive to households with children and other households which might otherwise choose single-family housing.

Policies

L69 Include among high density single-family zones the Single-Family 5000 Zone and the Residential Small Lot zone.

L70 Provide in the small lot zone for the development of ground related housing of greater density than the Single-Family 5000 zone and allow this zone to be applied to single-family zoned property that meets the criteria for single-family designation in limited conditions, as described in the Land Use Code.

L71 The small lot zone may be applied to single-family zoned property meeting Land Use Code locational criteria for a single-family designation only where all of the following conditions are met:

- I. the land is within an urban village boundary provided for in a neighborhood plan adopted by the City Council, and the rezoning is provided

for in a neighborhood plan adopted by the City Council;

2. the area is within easy walking distance (five minutes or five blocks whichever is less) of a designated principal commercial street of an urban village;
3. the quantity of land of such rezones, on a cumulative basis, does not exceed the quantity of land shown in Land Use Element Appendix C; and
4. the change is made through a rezone procedure.

L72 Permit the customization of the small lot zone to the specific needs of an area, to permit housing options such as, but not limited to, detached accessory units, carriage houses, or tandem houses pursuant to a neighborhood plan adopted by the City Council

Single-Family Residential Use

L73 Affirm and encourage residential use by one household as the principal use in single-family residential areas and the primary use permitted outright.

L74 Limit the number and types of non-residential uses permitted in single family residential areas to protect those areas from the negative impacts of incompatible uses.



- L75** Limit special provisions for higher intensity uses on the edges of single family residential areas except for residential uses which are physically compatible with the adjacent single family residential areas. Prohibit parking lots or other uses accessory to permitted uses in abutting higher intensity zones from expanding into Single Family Residential Areas.
- L76** Permit accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character.

Institutions and Facilities in Single Family Residential Areas

- L77** Control the location, scale, access and development standards of institutions and facilities in single-family areas in order to reduce negative impacts such as noise, traffic and parking problems in order to protect Seattle's single-family housing stock through a conditional use or master planning process that considers:

Concentration of institutions of facilities

Bulk and siting

Traffic and parking

Demolition of residential structures

Height and scale

Minimum Lot Size (Density)

- L78** Maintain minimum lot size requirements in the Land Use Code to maintain a low-density residential environment while reflecting differences in

development conditions and the densities and scale of housing in various single family residential areas.

- L79** Permit exceptions to minimum lot area requirements to recognize building sites created in the public records under previous codes, to allow the consolidation of very small lots into larger lots, to adjust lot lines to permit more orderly development patterns, and to provide housing opportunity through the creation of additional buildable sites which are compatible with surrounding lots and do not result in the demolition of existing housing.

Bulk and Siting Provisions in Single Family Zones

- L80** Allow the development of detached single family dwellings in single-family areas compatible with the existing pattern of development and the character of each single-family neighborhood.

- L81** Reflect in development standards the character of existing low-density development in items of scale, siting, structure orientation, and setbacks.

Height Provisions in Single Family Zones

- L82** Establish height limitations in single family residential areas that establish predictable maximum heights, maintain a consistent height limit throughout the building envelope, maintain the scale relationship between a structure and its site, address varying topographic conditions, reduce view blockage and encourage pitched roofs.



Non-conforming Structures in Single Family Zones

- L83** Encourage the conversion of existing non-conforming structures to single family housing.
- L84** Permit non-conforming structures to remain, but not to expand so as to increase non-conformity, except as required by applicable laws.

Parking

- L85** Require off-street parking and regulate its location to reduce the impact created on the streetscape by the location of accessory parking structures, vehicles, and curbcuts.
- L86** In order to maintain an attractive street level environment by continuing the existing pattern of landscaped front yards, to facilitate traffic flow and to sustain on-street parking, generally prohibit parking in front yards and require alley access to accessory parking when a surfaced alley is accessible to the rear yard, and not prevented by topography.

Planned Developments

- L87** Permit, through council or administrative conditional use approval, planned developments on large sites that allow variations from established standards to promote quality design compatible with the single family character of the area, enhance and preserve natural features, encourage the construction of affordable housing, allow for development and design flexibility and protect and prevent harm

in environmentally critical areas. Do not consider such developments as evidence of changed circumstances to justify future rezones of the site or adjacent single family zoned properties.

MULTIFAMILY RESIDENTIAL AREAS

Goals

- LG59** Achieve diverse multifamily environments and housing types that meet the wide ranging needs of Seattle's present and future populations.
- LG60** Promote residential development pattern consistent with the urban village strategy, with increased availability of housing near employment concentrations, residential services and amenities, at densities that promote walking and transit use.

Policies

Multifamily Residential Classifications

- L88** Balance the objective to increase opportunities for new housing development to ensure adequate capacity for future housing need with the equally important objective of ensuring that new development is compatible with neighborhood character.
- L89** Establish rezone evaluation criteria that give consideration to maintaining compatible scale, preserving views, enhancing the streetscape and pedestrian environment, and achieving an efficient use of the land without major disruption of the natural environment.



- L90** Provide flexibility in rezone criteria for rezoning multifamily residential areas to compatible neighborhood commercial zones, if approved in an adopted neighborhood plan.
- L91** Provide zoning classifications that permit limited amounts of commercial use in what are otherwise residential zones.
- L92** Maintain a variety of multifamily zoning classifications to permit development at low, moderate and high densities with a variety of scales and configurations appropriate for the specific conditions and development objectives of each area within the city.

LOW DENSITY MULTIFAMILY

Goals

- LG61** Provide opportunities for infill development in areas already characterized by low density multifamily development.
- LG62** Achieve a transition in development intensity between single family zones and more intensive multifamily or commercial areas.

Policies

- L93** Include among low density multifamily zones the Lowrise Duplex/Triplex, Lowrise-1, and Lowrise-2 zones.
- L94** Provide opportunities for attached housing at slightly higher densities than single family areas in low density multifamily zones.

- L95** Maintain compatibility with single family development through limits on the permitted height and bulk of new development.
- L96** Allow for expansion or establishment of low-density multifamily zones only:
 1. in circumstances that are consistent with policies for rezoning single family areas to more intensive use; and
 2. in areas:
 - a. already characterized by multifamily development of this intensity, or
 - b. where the scale and intensity of use permitted by low density multifamily zones is compatible with, or would provide a transition to, adjacent less intensive residential zones.

Lowrise Duplex/Triplex (LDT)

- L97** Designate Lowrise Duplex/Triplex areas to provide opportunities for limited infill housing development while preserving the character of the neighborhood. Promote a slightly higher density than allowed in single-family zones, both through new construction and the conversion of existing single-family structures to duplexes and triplexes.
- L98** Limit the LDT zone to areas that do not meet the single-family zone criteria, except in limited circumstances and through a Council-adopted neighborhood plan.



- L99** Ensure through development standards for the zone that new and converted structures are compatible with existing development and reflective of the character of that development in terms of scale, open space, setbacks, siting and unit orientation.

Lowrise 1 (L1)

- L100** Designate Lowrise 1 areas to provide for multifamily development of low height and small bulk where units have direct access to private yards, thereby increasing housing opportunities for families with children and others seeking ground-related housing.
- L101** Promote as the zone's primary objective the development of townhouses that are generally compatible in scale, siting, and landscaping with single family areas.
- L102** Allow, in limited circumstances through a Council-adopted neighborhood plan, the L1 zone in an area otherwise meeting the criteria for a single family zone.

Lowrise 2 (L2)

- L103** Designate Lowrise 2 areas to encourage a variety of multifamily housing types with less emphasis on ground-related units, at a scale compatible with single-family structures.
- L104** Ensure through limits on height and bulk a building scale that is consistent with the development of single lots and with the lower building heights characteristic of most lower density residential areas.

MODERATE DENSITY MULTIFAMILY AREAS

Goal

- LG63** Provide for the concentration of housing in areas where public transit and local services are conveniently available and accessible on foot.

Policies

- L105** Include among moderate density multifamily zones the Lowrise 3 and Lowrise 4 zones.
- L106** Allow for expansion or establishment of moderate density multifamily zones only:
1. in areas that are already developed to the intensity permitted in these zones,
 2. where consistent with residential densities contemplated in this plan, or
 3. where indicated in a Council adopted neighborhood plan. Existing moderate density multifamily zones in other areas may remain. Moderate density multifamily designations are incompatible with environmentally critical areas that have not already been predominantly developed to the intensity of these zones, or



4. in the Delridge Neighborhood Revitalization Area, as shown in the Land Use Code, provided that the moderate density multifamily zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority and the development would serve a broad public purpose.

L107 Emphasize residential character in the development standards for moderate density multifamily zones and provide for a scale of development and building types which differ from those of single-family and low-density multifamily areas in order to accommodate increased residential densities.

L108 Permit building types which allow for the stacking of units above each other, and with height limits and development standards promote a strong relationship between individual dwellings and the ground level.

L109 Accommodate housing at densities sufficient to promote pedestrian activity and frequent transit service, as well as support local businesses providing neighborhood services.

Lowrise 3 (L3)

L110 Designate Lowrise 3 areas to provide additional housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small-to-moderate scale apartment buildings.

L111 Consider adequate alley access and on-street parking as preferred conditions for areas suitable for L3 designations to accommodate greater density allowed in the zone.

Lowrise 4 (L4)

L112 The intent of the Lowrise 4 zone is to provide for higher density infill development in residential neighborhoods already characterized by larger, high density residential structures. To accommodate the density allowed in the zone, L4 should be located in areas with good vehicular circulation, transit service, adequate alley access and on-street parking. In addition to housing types permitted in less intensive zones, housing types appropriate for Lowrise 4 include four-story apartments.

HIGH DENSITY MULTIFAMILY AREAS

Goal

LG64 Accommodate the greatest concentration of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.



Policies

- L113** Include among high density multifamily zones the Midrise and Highrise Zones.
- L114** Allow expansion or establishment of high density multifamily zones only in locations either
1. already characterized by development at the intensity of the proposed zone,
 2. in Urban Centers,
 3. in Hub Urban Villages, or
 4. when consistent with neighborhood plans adopted by the City Council, in Residential Urban Villages. Within such areas, this designation may be expanded or established in the future only where it is desirable to establish concentrations of residential development at the greatest densities permitted in the city. High density multifamily zones shall not be considered appropriate outside of the areas described above. Existing high density multifamily zones in other areas may remain.
- L115** Permit street level commercial uses serving the needs of the residential population to promote an active street environment and greater convenience to services in high density neighborhoods.

Midrise (MR)

- L116** Allow for high density residential development in neighborhoods where significant concentrations of housing are desired and where services are available to accommodate such growth.
- L117** Allow under the Midrise zone multifamily housing of a medium to large scale, high density and heights greater than those in the lowrise zones.
- L118** Employ development standards for the Midrise zone that accommodate larger scale structures while maintaining the livability of these high density residential areas, including measures which minimize the appearance of bulk.
- L119** Allow ground floor commercial use in multifamily buildings in areas adjacent to healthy commercial areas.

Highrise (HR)

- L120** Allow very high-density residential development, including highrise structures, in areas where concentrations of such housing are desired and the most intense residential development can be accommodated.
- L121** Permit ground floor commercial use in residential buildings throughout Highrise areas and greater bulk in the base of highrise structures to add activity and visual interest to the street environment and contribute to the neighborhood's livability,



- L122** Allow additional height for structures in the Highrise zone to provide public open spaces easily accessible to the public, preserve or provide low and moderate cost housing, preserve historically or architecturally significant buildings, or provide more space between towers to decrease view blockage and shadows on adjacent structures and open spaces.

Multifamily Residential Use

- L123** Establish multifamily residential use as the predominant use in multifamily areas, to preserve the character of multifamily residential areas and preserve development opportunities for multifamily use.
- L124** Limit the number and type of non-residential uses permitted in multifamily residential areas to protect these areas from negative impacts of incompatible uses.
- L125** Discourage the demolition of residences and displacement of residents.

Density Limits

- L126** Limit density to provide greater predictability about the allowed intensity of development, by specifying a maximum number of units that may be permitted on sites in each lowrise multifamily zones. Accommodate a range of housing types to achieve development that meets the policy intent for each zone.
- L127** Because low-income elderly and low-income disabled persons create lesser impacts than the general population,

allow higher maximum density limits in the L3 and L4 zones for housing these populations to reduce costs and provide sufficient density to make the development of such housing feasible.

Height of Buildings

- L128** Limit building heights to establish predictable maximum heights, maintain a consistent height limit throughout the building envelope, maintain scale relationships with adjacent buildings, limit view blockage, and encourage pitched roofs.
- L129** Determine the appropriate height for an area according to the policy intent for each multifamily classification.

Bulk Requirements

- L130** Limit bulk to ensure that buildings conform with the prevailing pattern of development in the surrounding area, to prevent the development of wide buildings which block views, and to encourage infill and single lot development.
- L131** Limit the maximum amount of lot coverage allowed for multifamily structures in lowrise zones to ensure that there is an adequate proportion of open area on a site relative to the area occupied by structures, and to provide residents of multifamily areas with sufficient access to light and air. Allow greater lot coverage for townhouses in lowrise zones to encourage development of ground-related housing.



Open Space

L132 Require multifamily developments to provide open space for the use of the residents and to maintain existing street patterns of landscaped front yards, encourage permeable surfaces and vegetation, and mitigate the cumulative effects of development on open space and recreation resources in an area.

L133 Provide apartments with usable ground level open space for the residents of the building, while allowing some required open space to be provided as private decks and balconies or roof gardens.

Setback Requirements

L134 Use setback requirements to ensure access to light and air, and provide a sense of privacy, for residents of multifamily structures, and to maintain compatibility between new development and the existing pattern of setbacks and view corridors parallel to streets.

L135 Vary the required side setback depending on the height and depth of a structure. Allow averaging of the required setback, within limits, to encourage modulation and visual interest of side facades, while maintaining a minimum setback distance.

L136 In addition to the general function of setbacks, rear setbacks can also be used to provide adequate transition between zones of differing intensity. Vary the depth of the rear setback so that the greater the width and height of the structure, the greater the setback.

L137 Allow limited projections of specific architectural features, such as open balconies, decks and bay windows, over the required setbacks to add visual interest to buildings, provided such projections are at a specified distance from property lines and do not adversely affect neighboring lots.

Quantity of Required Off-Street Parking

L138 Establish off-street parking requirements for new housing developments. Balance the need to meet the approximate parking demand generated by new development so as to avoid adding to the congestion of parked cars on surrounding streets, with the countervailing need to limit the effects structured parking can have on housing costs, and to recognize this Plan's policies encouraging the use of public transit and discouraging the use of automobiles.

L139 Allow exceptions to parking requirements for projects in which the parking demand of the occupants may be significantly different from those of the general population.

L140 Encourage bicycle parking facilities in multifamily developments to encourage bicycle ownership and use to promote energy conservation, public health and reductions in traffic congestion.



